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## ADMINISTRATIVE DECISION - MINOR HISTORIC REVIEW

**CASE NO.:** Historic Review Case 15-04 / Amanda No. 15-102499-DR

**NOTICE OF DECISION DATE:** February 11, 2015

**REQUEST:** Minor Historic Design Review of a proposal to replace the existing wood shingle roof with a composition shingle roof on the Falk house and garage, a Salem Historic Landmark on property within the RS (Single Family Residential), and located at 210 Candalaria Blvd. S (Marion County Assessors Map and Tax Lot number 073W34CC04400).

**APPLICANT:** Brandon Placek, for Elizabeth Mollgaard

**LOCATION:** 210 Candalaria Blvd. S, 97302

**CRITERIA:** Salem Revised Code Chapter 230.025(e)

**FINDINGS:** The applicant is proposing alterations to the roof. Staff determined that the following standards from SRC Chapter 230 are applicable to this project:

**230.025(e) Roofs.** Replacement of roofs on historic contributing buildings shall be allowed only where the owner has attempted to repair the original roof, but repair was not feasible due to the poor condition of the original materials.

**(1) Materials.**

(A) Historic specialty roofing materials, such as original tile, slate, or rolled composition roofing should be maintained in place whenever possible.

(B) New roof materials should match the original materials in scale and texture as closely as possible. Use of plastic or concrete simulated materials is not allowed.

(C) Composition roofing is allowed as a substitute for wood shingles in a complete replacement.

(D) Imitation slate and wood are allowed as a substitute for original materials in a complete replacement.

Findings

The existing wood shingle roof is in poor condition and needs to be replaced. The applicant is proposing to replace the roof with composition roofing, Weathered Wood Marlarkey Shingles, which most closely matches the original wood shingles in scale and texture, specifically meeting SRC 230.025(e)(1) (B) and (C).

**(2) Design.**

(A) The original roof form and detailing shall be preserved.

(B) Original eave overhangs shall be maintained.

(C) Cutting back roof rafters and soffits, boxing in exposed rafter tails, adding fascia boards where none existed, or otherwise altering the historical roof overhang is not allowed.

(D) To the extent feasible, inappropriate repairs or additions should be removed or corrected.

# NOTICE OF DECISION


PLANNING DIVISION  
555 LIBERTY ST. SE, RM 305  
SALEM, OREGON 97301  
PHONE: 503-588-6173  
FAX: 503-588-6005

CITY OF Salem  
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## **Findings**

The original roof form will be retained. Staff finds that SRC 230.025(e)(2) has been met.

**DECISION:** Based upon the application materials deemed complete on February 3, 2015, and the findings as presented in this report, the application is APPROVED.

  
Kimberli Fitzgerald, Historic Preservation Officer  
Urban Planning Administrator Designee

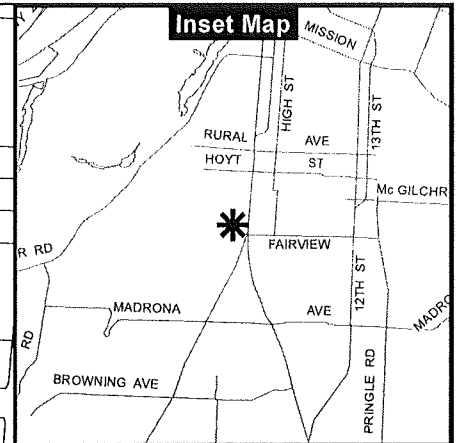
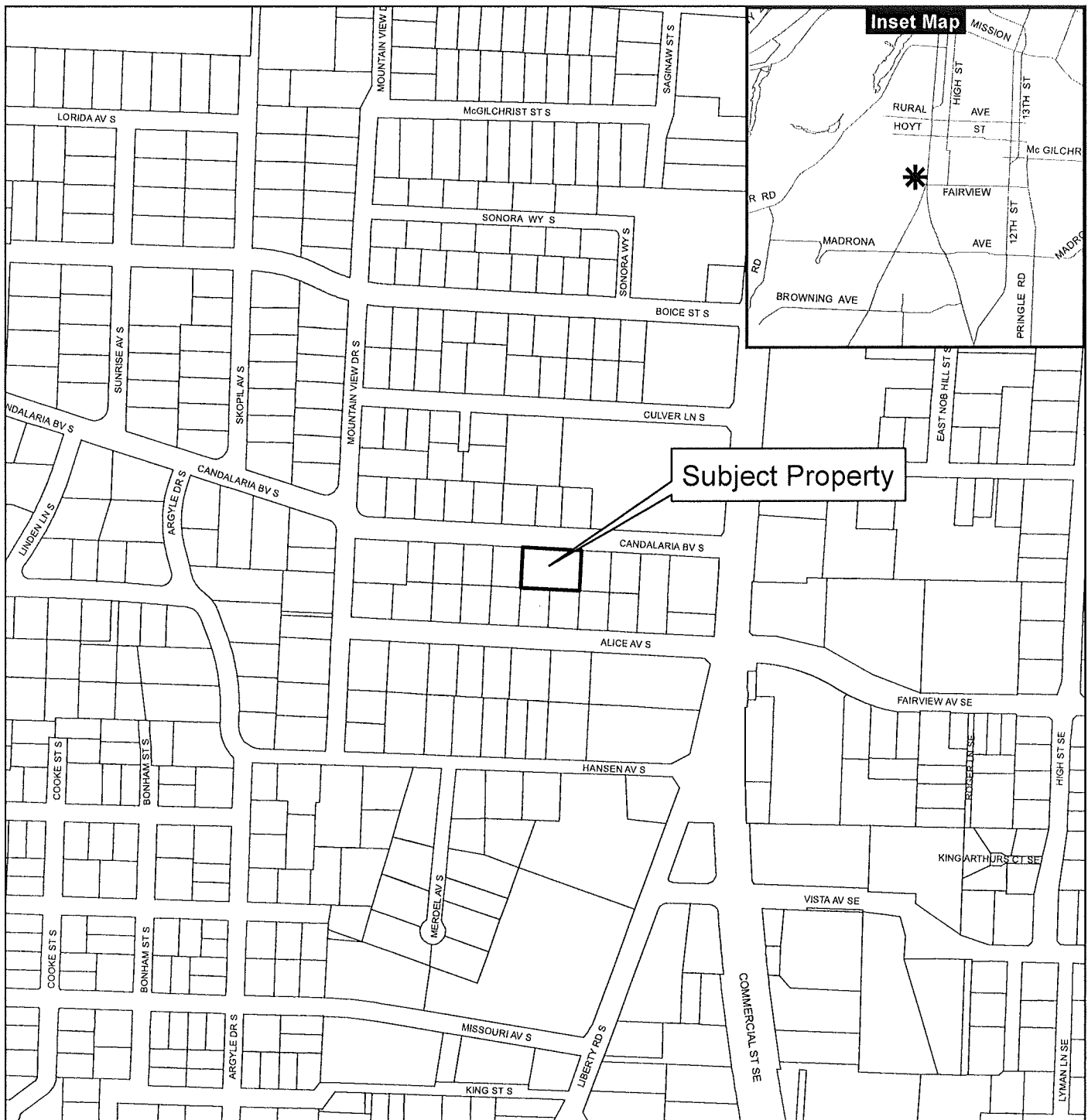
[kfitzgerald@cityofsalem.net](mailto:kfitzgerald@cityofsalem.net); Phone: (503) 540-2397

Application Deemed Complete:	<u>February 3, 2015</u>
Notice of Decision Mailing Date:	<u>February 11, 2015</u>
Decision Effective Date:	<u>February 27, 2015</u>
State Mandated Decision Date:	<u>June 3, 2015</u>

The rights granted by this decision must be exercised by February 27, 2017, or this approval shall be null and void.








This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, no later than **5:00 p.m., February 26, 2015**. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance (SRC Chapter 230). The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem Historic Landmarks Commission will review the appeal at a public hearing. After the hearing, the Historic Landmarks Commission may amend, rescind, or affirm the action, or refer the matter to staff for additional information.

# Vicinity Map 210 Candalaria Blvd. S.



Subject Property

## Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

0 100 200 400 Feet



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Community Development Dept.

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